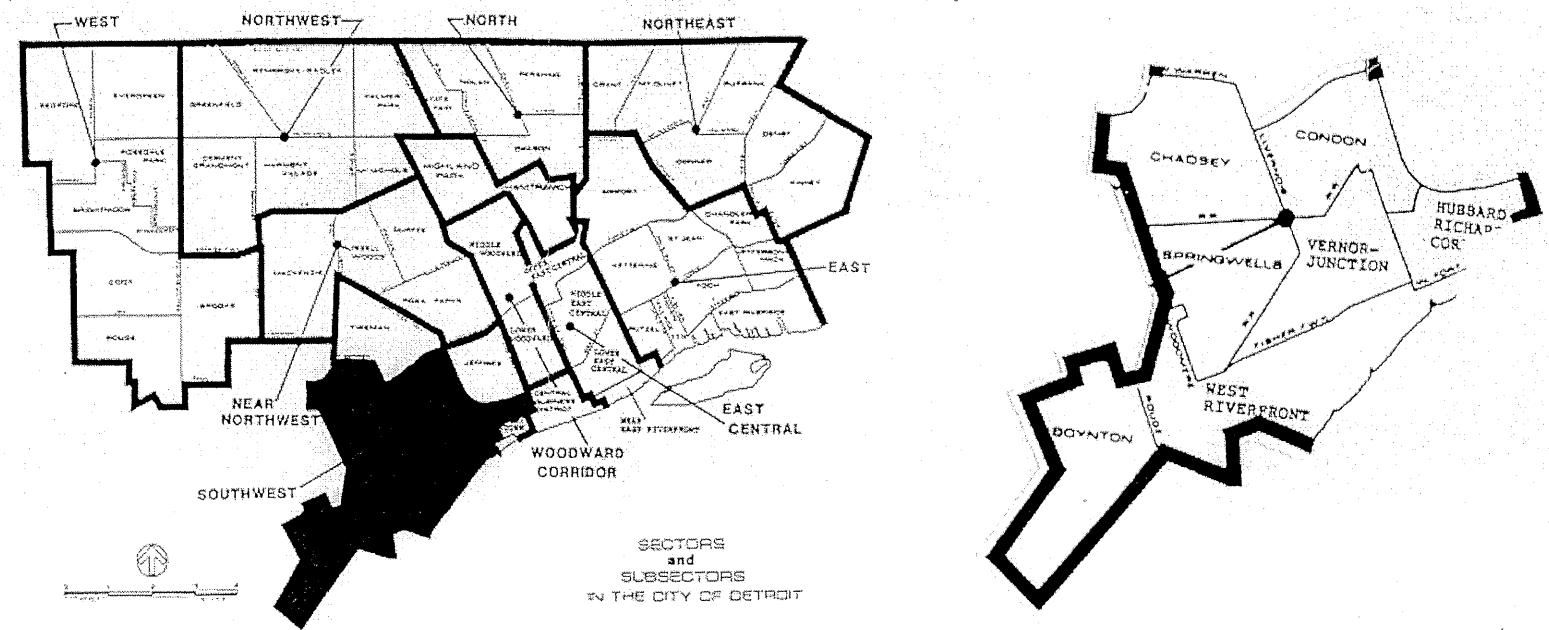


	Baynton	West Riverfront	Vernor-Junction	Hubbard-Richard/ Corktown	Springwells	Condon	Chadsey	Tireman
Subsector Characteristics	•Area of Detroit west of Rouge River, bounded by the cities of River Rouge, Dearborn, Melvindale, Ecorse, and Lincoln Park. •Mixed heavy industry and residential.	•Area bounded by Detroit River, Rouge River, W. Grand Blvd. and Fisher Frwy. •Mainly non residential, industrial land use. Intermixed land use. Neighborhoods collectively known as Delray.	•Bounded by W. Grand Blvd., Fisher Frwy. Conrail-Grand Trunk embankment. •Mixed industrial and residential.	•Bounded by Fisher Frwy., CBD, Detroit River, and W. Grand Blvd.. •Historic and ethnic neighborhoods are assets. Area has good tourism potential. •Industrial and residential land uses are intermixed. Truck traffic is heavy.	•Bounded by Dearborn, Woodmere Cemetery, Conrail-Grand Trunk embankment and Conrail junction yard. •Mixed use, residential and industrial; generally well separated by Dix Hwy.	•Bounded by Jeffries Frwy., Ford Frwy., Livernois, and Conrail tracks. •Mainly residential area. Not a cohesive sector; divided by rail lines, Michigan Ave., and Livernois.	•Bounded by Warren Ave., Livernois, Conrail lines and Dearborn. •Mixed residential and industrial area. Center is mainly residential with industrial ring surrounding. Bisected by Ford Frwy.	•Bounded by Jeffries Frwy., Conrail lines, Warren Ave., and Ford Frwy.. •Bisected by Chessie industrial corridor. Otherwise subsector is mainly residential.
Neighborhood Commercial	•Prime locations: Schafer Oakwood South Fort St.	•Delray neighborhood needs neighborhood commercial services. •Prime locations: Dearborn St. and Jefferson Ave.	•Neighborhood Commercial development along Vernor Hwy should be supported and increased.	•Ethnic commercial strip on Bagley should be supported and increased. •Neighborhood commercial should replace low intensity and aging industrial; North of Riverside Dr., Michigan Ave. corridor, Fort St. near CBD.	•Enhance Vernor Hwy neighborhood commercial area.	•Neighborhood commercial center should be developed in the Michigan Ave. Junction St. area.	•Livernois is recommended for neighborhood commercial development.	•More retail development is needed. Existing commercial area at Warren and McGraw should be enhanced with current beautification and facade improvement programs. •A new residential commercial center is recommended at the intersection of Tireman and Epworth.
Housing	•Newer stock than rest of city; 81% built after 1925 •Housing conservation is priority. •Housing should be buffered from existing and future industrial and commercial areas. •residential districts are all within one or two miles of large industrial complexes.	•Undesirable intermixes of residential and industrial land use. •Pockets of housing in industrial areas should be rezoned for industrial uses. •Housing should be concentrated in center of sub sector with light industrial buffer ring.	•Buffering between housing and industry is necessary. Zoning should be used to insure compatibility between existing and new development. Landscaping should be used to improve existing mixed use areas. •Housing stock north of Toledo Ave., near industrial corridor accounts for most of the areas housing problems.	•Hubbard-Richard and Corktown housing projects should be continued. Housing rehab. projects should be continued and expanded. •Encourage new housing wherever possible. Infill housing should be built where needed. New Housing should be developed on parcel near St. Anne's Church. Manufactured as well as on site housing should be considered. •Sidewalks, street lighting, alleys, and utilities should be upgraded. Historic lighting recommended in Corktown. •Housing should be buffered from industrial land uses with a band of light industrial. Zoning should be used to insure compatible uses in further development.	•Most houses are one story bungalows on small lots. The majority are around 60 years old. Good level of maintenance overall. •Housing conservation, infill housing development and housing for seniors should all be increased. •Housing should be buffered from existing industry. Environmental regulations for industries in the subsector must be better enforced. •Truck traffic in residential areas must be addressed.	•98% of housing stock was built before 1925. It is mainly wood frame and built for working class buyers. It requires heavy maintenance, upgrade or replacement of mechanical systems and other repairs. •Residential character of neighborhood is strong and housing conservation programs should be implemented. Some neighborhoods may need complete rebuilding. •Inside W. Grand Blvd. the neighborhoods are part of G.R.O.W. (grass roots organization of workers). •W. Grand Blvd. should be part of a tree planting initiative. •Buchanan Ave. to be redirected from commercial to residential land uses. •Housing should be buffered from remaining industrial areas.	•Small wood frame houses of 60-70 years old are typical of the subsector. •Housing is majority owner occupied and well maintained. •Housing should be conserved and enhanced. •Residential areas must be buffered form industrial uses. Boundary areas should be downzoned to light industrial.	•Housing should be buffered from industrial uses. Downzoning in boundary areas should occur. •Housing stock should be strengthened with rehabilitation and infill development. •Owner occupancy should be encouraged.
Job Centers	•Areas economic survival or decline is linked to the rest of the down river area. •Many Baynton residents are employed in downriver industrial plants.	•West riverfront is the prime location for Detroit's reindustrialization activities. •Port facilities and Free Trade Zone should be further developed. •Freight transportation, Food processing, Distribution and industries related to water transportation should be supported and sought. •Tourism to be exploited by developing Historic Fort Wayne, salt mines, Delray and industrial history.	•Long range plan for re-industrialization should be developed. •Obsolete industrial facilities should be phased out.	•Industrial and commercial job centers should be developed and enhanced in specified areas. •Tourism and related industries should be enhanced. Historic designation for 14th and Bagley area should be sought and historic nature of Corktown should be marketed. Mexicantown, Riverside park, St.Anne's Church and Ambassador Bridge are other tourist attractions. •New Travel Information Center should be used to promote these attractions.	•Industrial area between Dix and Junction provides few jobs on lots of land. It should be redeveloped with more job producing industries. •Subsector has ideal locations for industries requiring access to transport facilities. Especially food industries currently located in inappropriate areas.	•Many closed factory buildings should not be reopened. Some open factories should be relocated elsewhere in the city. •Environmental problems and industrial odors and commercial blight must be dealt with to conserve the residential character of the neighborhoods.	•Low employment industries like scrapyards should be redeveloped for more labor intensive uses.	•Industrial growth in the Chessie rail corridor should be facilitated. This area is the subsectors best employment asset.
Transportation		•Recreational and commuter pedestrian-bike path should be developed linking Fort Wayne and Central Business District.		•Traffic problems must be dealt with: Truck traffic to and from Bridge and customs services must be contained to non residential streets. Blinking signals should be considered during low traffic hours to decrease truck noise along Lafayette Ave. •Transportation link along Michigan Ave. connecting to People Mover and Michigan central Depot should be developed. •Pedestrian and bicycle path connecting CBD and Fort Wayne should run along West Jefferson or West Lafayette.	•Heavy truck traffic must be addressed. •Transport facilities assets include Conrail's intermodal yard. •Better bus service should be provided in this subsector.	•Industrial truck traffic must be dealt with.	•Truck traffic should be removed from affected residential streets.	
Youth Development		•Riverfront parks should be developed, especially at Historic Fort Wayne.	•Recreation center and neighborhood parks should be developed.	•New public elementary school east of Fisher should be opened as population requires. •Existing open space to be upgraded into parks and recreation areas. New park to be developed on existing open space at Levette and 10th.				
Definitions	Residential Commercial: Provides for the	day to day consumer good needed to supply a	small residential area.					



Southwest Sector Matrix for Cluster 5  
Detroit Community Reinvestment Strategy  
Taken From the City of Detroit Master Plan Recommendations

Figure 3-2